037.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,232,200 / 1,232,200
					USE VALUE:	1,232,200 / 1,232,200
					ASSESSED:	1,232,200 / 1,232,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		DECATUR ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIU LEI
Owner 2:	
Owner 3:	
Street 1:	94 DECATUR ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEDHAM DEVELOPMENT LLC -
Owner 2:	-
Street 1:	77 OAK ST
Twn/City:	NEWTON
St/Prov:	MA Cntry:
Postal:	02464

NARRATIVE DESCRIPTION

This parcel contains 11,855 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2016, having primarily Clapboard Exterior and 3470 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11855.000	735,800		496,400	1,232,200
Total Card	0.272	735,800		496,400	1,232,200
Total Parcel	0.272	735,800		496,400	1,232,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.10 | /Parcel: 355.1

Legal Description

User Acct 25010

GIS Ref

GIS Ref

Insp Date 08/24/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 037.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	736,200	0	11,855.	496,400	1,232,600	1,232,600	Year End Roll	12/18/2019
2019	101	FV	558,600	0	11,855.	449,900	1,008,500	1,008,500	Year End Roll	1/3/2019
2018	101	FV	558,600	0	11,855.	426,600	985,200	985,200	Year End Roll	12/20/2017
2017	101	FV		0	11,855.	279,200	279,200	279,200	Year End Roll	1/3/2017
2016	101	FV	170,000	5100	19,521.	309,200	484,300	484,300	Year End	1/4/2016
2015	101	FV	159,000	5100	19,521.	286,600	450,700	450,700	Year End Roll	12/11/2014
2014	101	FV	159,000	5100	19,521.	237,600	401,700	401,700	Year End Roll	12/16/2013
2013	101	FV	159,000	5100	19,521.	226,300	390,400	390,400		12/13/2012

!3064!

PRINT

Date	Time
12/10/20	18:23:06

LAST REV

Date	Time
09/18/17	14:12:18

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3064

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEDHAM DEVELOPM	68468-208		11/23/2016		1,141,450	No	No		
LAPUMA MARY ETA	66130-86		9/25/2015	Change>Sale	654,000	No	No		
LAPUMA MARY/LIF	49111-345		3/12/2007	Family	1	No	No		
ROBERTO SAMUEL	23762-537		10/13/2003	Family	1	No	No		
ROBERTO SAMUEL/	23762-537		10/13/1993		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2016	808	New Buil	350,000					new 2+1/2 stry hou
6/2/2016	719	Demoliti	80,000					demo house +garage
10/30/2015	1679	Foundati	16,000					
10/30/2015	1678	Foundati	16,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/24/2016	Meas/Inspect	DGM	D Mann
8/24/2016	Permit Visit	DGM	D Mann
3/30/2009	Meas/Inspect	189	PATRIOT
4/20/2001	Inspected	PM	Peter M
11/7/2000	Hearing Chag	201	PATRIOT
2/27/2000	Mailer Sent		
2/25/2000	Measured	263	PATRIOT
5/12/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	25010
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11855		Sq. Ft.	Site		0	64.	0.65	3									496,415						496,400	

Total AC/HA: 0.27215 | Total SF/SM: 11855 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 496,415 | Spl Credit | Total: 496,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	Gray		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2016	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STND		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.95259362
Const Adj.:	0.93990600
Adj $ / SQ:	111.919
Other Features:	106217
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	737980
Depreciation:	2214
Depreciated Total:	735766

COMMENTS

See plan #592 of 2016 for sqft adjustment.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	1

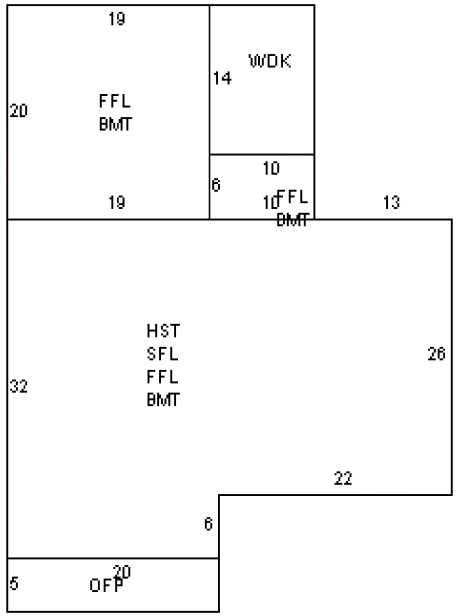
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	148.85
Special Features:	0	Val/Su Net:	137.22
Final Total:	735800	Val/Su SzAd	212.05

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,652	33.580	55,467
FFL	First Floor	1,652	111.920	184,889
SFL	Second Floor	1,212	111.920	135,645
HST	Half Story	606	111.920	67,823
WDK	Deck	140	12.350	1,729
OFP	Open Porch	100	31.020	3,102

Net Sketched Area:	5,362			Total:	448,655
Size Ad	3470	Gross Are	5968	FinArea	3470

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

037.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	